19

Thomas Harrison
to
Thomas Rufsell

Lease Lott No. 19. This Indenture made this thirteenth Day of February in the Year of Our Lord Seventeen hundred and Seventy three Between Thomas Harrison of Baltimore County in the Province of Maryland Gentleman of the One Part and Thomas Rufsell of the same County and Province Shop keeper of the other Part Witnesseth that the said Thomas Harrison for and in consideration of the Payments of the Rents and Performance of the Covenants and Agreements in these Presents hereafter mentioned on the Part and behalf of the said Thomas Rufsell his Executors Administrators and Assigns to be done and Performed. Hath Demised Granted Leased and to farm Letten and by these Presents doth Demise Grant Lease set and to farm Let unto the said Thomas Rufsell his Executors Administrators and Assigns all the Part of a Lott of Land lying and being in Baltimore Town in the County aforesaid on the West side of Jones Falls known and distinguished by the Number Forty Nine Which is Contained within following metes and Bounds courses and Distances Viz. Beginning at the end of One Hundred and Twenty feet Southerly from the North West Corner of the whole Lott Number forty Nine on Calvert Street and Running thence Easterly Parallel with Lovely Lane Eighty four feet Then Southerly Parallel with Calvert Street Twenty one feet Then Westerly Parallel with Lovely Lane Eighty four feet to Calvert Street Then Northerly on Calvert Street Twenty One feet to the Beginning with all and singular the Premises on the said Part of a Lott of Land being and appurtenances thereunto belonging To have and To hold the said Demised Ground and Premises with their Appurtenances unto the said Thomas Rufsell his Executors Administrators and Assigns from the Twenty fifth Day of March next for and during and unto the full Space and Term of Ninety Nine Years thence next ensuing fully to be Complete and and Yielding and Paying therefore to him the said Thomas Harrison his heirs or Assigns the Yearly Rent or Sum of Six Pounds Ten Shillings Sterling Money in Manner and form following Viz. on the Twenty fifth Day of March in each Year and the said Thomas Rufsell for himself his Heirs Executors Administrators and Assigns doth hereby covenant Promise Grant and agree to and with Thomas

20

Harrison his heirs Executors Administrators and Assigns in manner and form following that is to say, that he the said Thomas Rufsell his heirs Executors Administrators and Assigns shall and will from time to time and at all times hereafter pay or cause to be paid to the said Thomas Harrison his Heirs or Assigns or such Person or Persons as shall be Properly Authorised to receive the same the Yearly Rent or Sum of Six Pounds Ten Shillings Sterling in manner and form as the same is above reserved to be Paid and further that he the said Thomas Rufsell his Executors Administrators and Assigns shall and will within the Space of three Years from the Commencement of this Demise hereby made at his own Proper Cost and Charge Build Erect and Complete on the front of the said Parcel of Ground a good and Sufficient Brick House two Stories high at least from the Surface of the ground to the Corner of the Roof and to be constructed in such Manner as to guard as much as may be against the Casualty of fire and if it shall happen that the said Yearly Rent or Sum or any part thereof shall be in arrears and unpaid by the space of thirty days next after any of the Days or times on which the same is above reserved to be paid that then it shall and may be lawful to and for the said Thomas Harrison his heirs or Assigns into the said Demised Premises to enter and make Distress on and upon any Part thereof for the Same. And the said Thomas Harrison for himself his Heirs Executors Administrators and Assigns doth hereby covenant Promise grant and agree to and with the said Thomas Rufsell his Executors Administrators and Assigns that if such Building shall not be erected and Compleated within the time limitted for the erecting and Compleating the said House that then and in such Case the said Thomas Rufsell his heirs Executors Administrators and Assigns upon his or their entering in payment the Sum of Six Pounds Ten Shillings Sterling as a fine and all the Rents that shall be then due and Owing in Arrears unto the said Thomas Harrison his heirs or Assigns within One Month after the Expiration of the said Three Years shall and may have the further Space or time of one Year from the End of the said Three Years for the erecting and Compleating of such Building as aforesaid and